

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22171

Property Information

property address: 408 E 24TH ST  
legal description: CITY OF BRYAN, BLOCK 43, LOT 3 (PT OF), PT 7, ALL 4-5,8-10  
owner name/address: EMMANUEL BAPTIST CHURCH  
408 E 24TH ST  
BRYAN, TX 77803-4007  
full business name: Emmanuel Baptist Church  
land use category: Institutional type of business: institutional  
current zoning: C3 occupancy status: occ  
lot area (square feet): 33005 frontage along Texas Avenue (feet):  
lot depth (feet): 125 to 160 (var) sq. footage of building:  
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
250ft.

Improvements

# of buildings: 2 building height (feet): 35/11 # of stories: 1/1  
type of buildings (specify): brick, wood & brick  
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) north east side  
fr=24 / str side=17 / prop side=11 / rear=53  
approximate construction date: 1950s, older? accessible to the public: ☒ yes ☐ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A  
other improvements: ☒ yes ☐ no (specify) pushing, chain link fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: wood & brick  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking N/A

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 0  
lot type: ☐ asphalt ☐ concrete ☐ other  
space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition:  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

N/A

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) playground equip, some pews  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

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